



14 Rectory Close, Coltishall

Guide Price £300,000

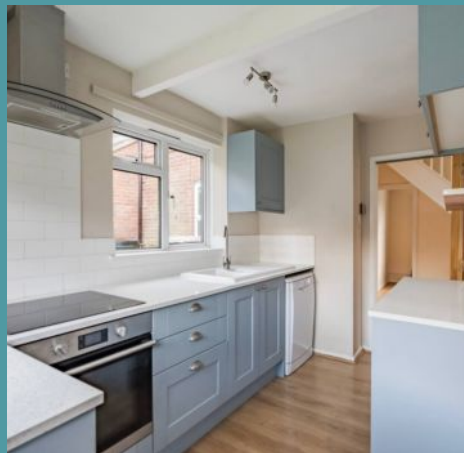
14 Rectory Close

Coltishall, Norwich

This well-presented three-bedroom semi-detached house, offers versatility and comfortable living in a popular village location. Ideal for families or those seeking extra space, the home features a modern kitchen, a recently renovated bathroom, a spacious garden, and off-road parking. Situated in a desirable area, this property provides easy access to local amenities and the nearby city of Norwich.

Location

Rectory Close is situated in the popular village of Coltishall, renowned for its desirable location along the River Bure. The village offers a peaceful, rural lifestyle, just 6 miles from Norwich, making it ideal for those seeking a balance of countryside and city amenities. Coltishall is a vibrant community with a selection of local shops, pubs, and a well-regarded primary school catering to families, retirees, and professionals. Its proximity to the Norfolk Broads makes it a great spot for those who enjoy boating and exploring the surrounding countryside.





Rectory Close, Coltishall

Upon entering this residence, you are greeted by a versatile porch, which can easily be utilised as a conservatory, providing an inviting providing an inviting feel to the property. The hallway seamlessly flows into a dining room, offering privacy and the potential to serve as a fourth bedroom if desired.

The lounge, filled with natural light, features a fireplace that creates a warm and inviting atmosphere.

The modern kitchen features built-in cupboards and plenty of counter space, with a door leading to the garden. There is also a separate utility room for added convenience.

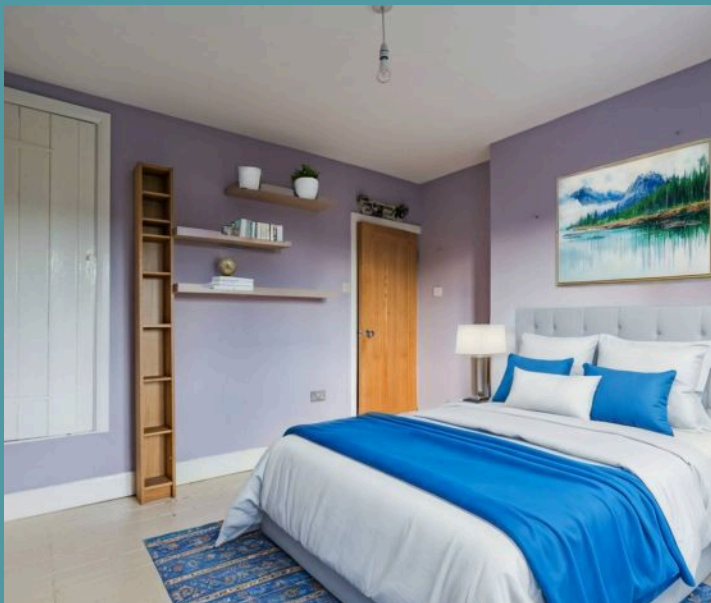
Completing the floor plan, the family bathroom is modern with a P-shaped bath, overhead shower attachment, glass screen, and tiled walls

Make your way up the staircase to the first floor, where two generously proportioned double bedrooms and one single bedroom await. Each bedroom is thoughtfully designed with built-in wardrobes or cupboards, offering ample storage solutions. One of the double bedrooms boasts a charming fireplace, adding character to the space.

The property benefits from double glazing throughout, enhancing energy efficiency and contributing to a comfortable living environment.

Outside, the property offers a large, private rear garden with a paved seating area, ideal for relaxing or entertaining in a peaceful setting.

The driveway provides convenient off-road parking, offering practicality for homeowners.



Agents notes

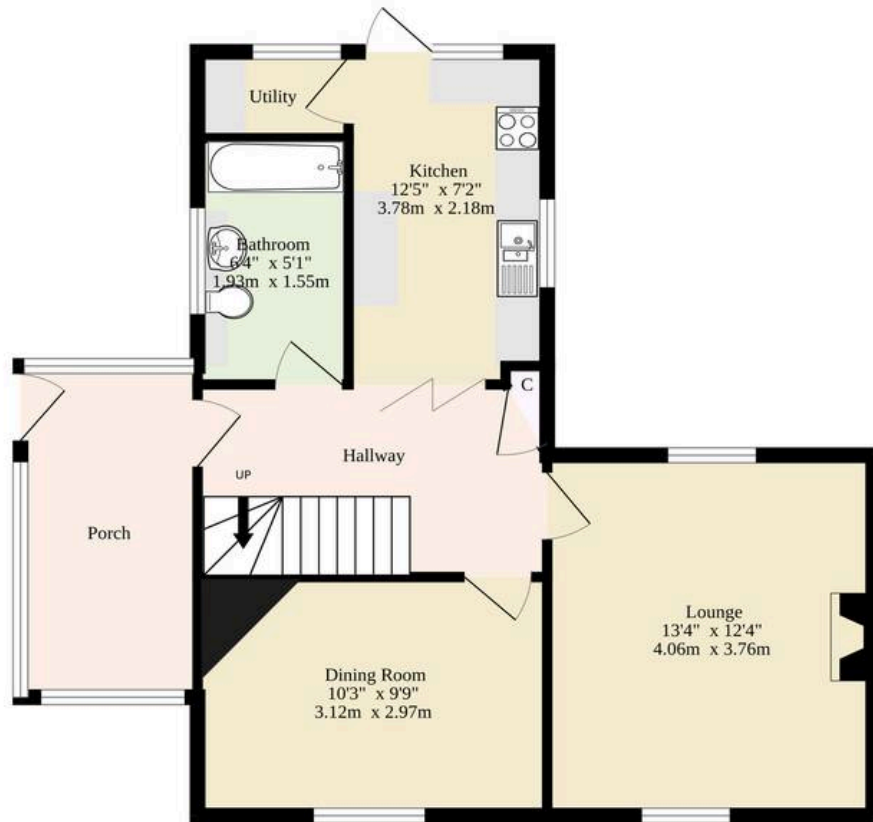
We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

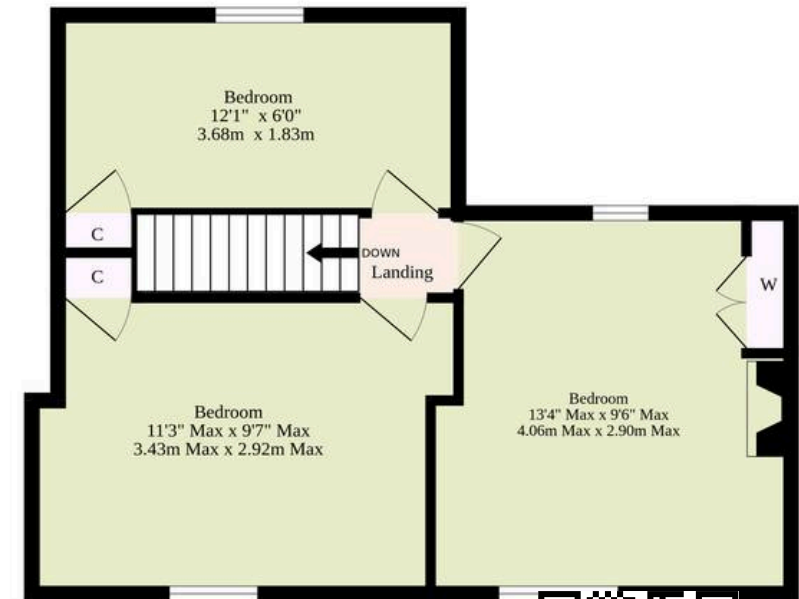
Tax Council Band- B



Ground Floor
572 sq.ft. (53.1 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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